

REQUEST FOR COUNCIL ACTION

MEETING

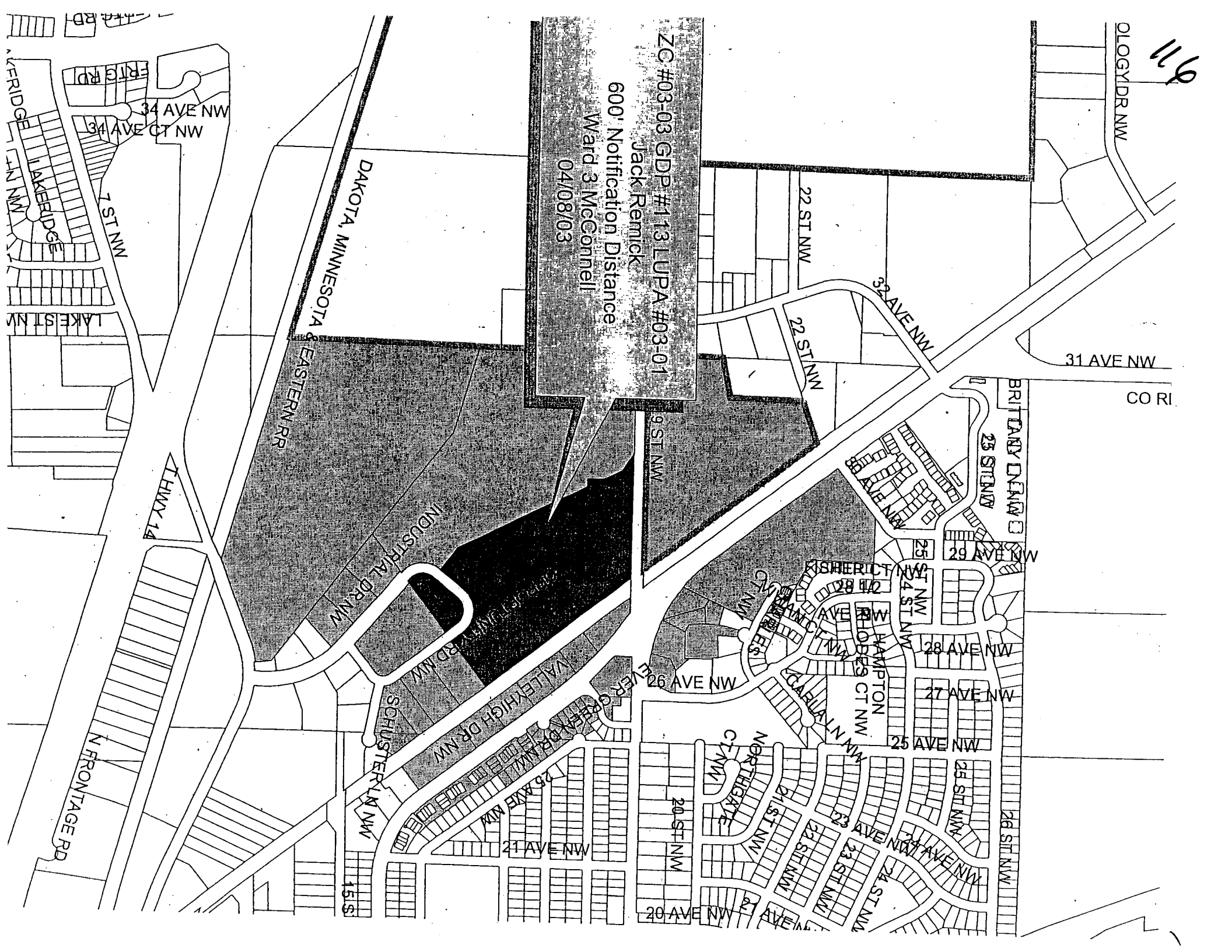
DATE: 5-19-03

115

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-4
ITEM DESCRIPTION: Amendment to General Development Plan #113 known as Rochester Athletic Club by Jack Remick. The applicant is proposing to amend the approved GDP which identifies the property being developed with residential uses to being developed with commercial and industrial uses. The property is platted as Lot 1, Block 1 and Lot 1, Block 2 Athletic Club Subdivision and is located along Industrial Drive NW, south of 19 th Street NW and west of Valleyhigh Drive NW.		PREPARED BY: Brent Svenby, Planner
May 14, 2003 <i>NOTE: See CPZC minutes from previous LUPA hearing.</i>		
<u>City Planning and Zoning Commission Recommendation:</u> On April 23, 2003 the City Planning and Zoning Commission reviewed this General Development Plan. The Commission also reviewed a Land Use Plan Amendment and zone change for the property Ms. Kristi Clarke, of McGhie & Betts, Inc., addressed the Commission and explained the applications submitted by the applicant and the zoning history of the property. The Commission reviewed this proposal according to the criteria listed in Paragraph 61.215 of the Zoning Ordinance and Land Development Manual. Ms. Petersson made a motion to recommend approval of Amendment to General Development Plan #113 known as Rochester Athletic Club by Jack Remick with the staff-recommended findings and conditions. Mr. Haeussinger seconded the motion. The motion carried 8-0.		
<u>Planning Staff Recommendation:</u> See attached staff report dated March 6, 2003.		
<u>Council Action Needed:</u>		
1. The Council may approve, approve with conditions, or deny the general development plan. The Council must make findings based on the criteria listed in Paragraph 61.215.		
2. If the Council wishes to proceed with the general development plan as proposed, it should instruct the City Attorney to prepare a resolution for Council approval.		
<u>Attachments:</u> 1. Staff Report dated April 17, 2003 2. Minutes of the April 23, 2003 CPZC Meeting (attached to the LUPA RCA)		
<u>Distribution:</u> 1. City Administrator 2. City Attorney 3. Planning Department File 4. Applicant: This item will be considered some time after 7:00 p.m. on Monday, May 19, 2003 in the Council/Board Chambers in the Government Center at 151 4th Street SE. 5. McGhie & Betts, Inc.		
COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____		

9116

ZC #03-03 GDP #113 LUPA #03-01
Jack Remick
600' Notification Distance
Ward 3 McConnell
04/08/03



OLGIDR NW

31 AVE NW

CO RI

BRITANNY DRIVE

23 ST NW

29 AVE NW

28 AVE NW

27 AVE NW

25 AVE NW

26 ST NW

24 AVE NW

FISHER CT NW

28 AVE NW

27 AVE NW

26 AVE NW

25 AVE NW

24 AVE NW

23 AVE NW

22 AVE NW

21 AVE NW

20 AVE NW

19 AVE NW

18 AVE NW

17 AVE NW

16 AVE NW

15 AVE NW

14 AVE NW

13 AVE NW

12 AVE NW

11 AVE NW

10 AVE NW

9 AVE NW

8 AVE NW

7 AVE NW

6 AVE NW

5 AVE NW

4 AVE NW

3 AVE NW

2 AVE NW

1 AVE NW

0 AVE NW

-1 AVE NW

-2 AVE NW

-3 AVE NW

-4 AVE NW

-5 AVE NW

-6 AVE NW

-7 AVE NW

-8 AVE NW

-9 AVE NW

-10 AVE NW

-11 AVE NW

-12 AVE NW

-13 AVE NW

-14 AVE NW

-15 AVE NW

-16 AVE NW

-17 AVE NW

-18 AVE NW

-19 AVE NW

-20 AVE NW

-21 AVE NW

-22 AVE NW

-23 AVE NW

-24 AVE NW

-25 AVE NW

-26 AVE NW

-27 AVE NW

-28 AVE NW

-29 AVE NW

-30 AVE NW

-31 AVE NW

-32 AVE NW

-33 AVE NW

-34 AVE NW

-35 AVE NW

-36 AVE NW

-37 AVE NW

-38 AVE NW

-39 AVE NW

-40 AVE NW

-41 AVE NW

-42 AVE NW

-43 AVE NW

-44 AVE NW

-45 AVE NW

-46 AVE NW

-47 AVE NW

-48 AVE NW

-49 AVE NW

-50 AVE NW

-51 AVE NW

-52 AVE NW

-53 AVE NW

-54 AVE NW

-55 AVE NW

-56 AVE NW

-57 AVE NW

-58 AVE NW

-59 AVE NW

-60 AVE NW

-61 AVE NW

-62 AVE NW

-63 AVE NW

-64 AVE NW

-65 AVE NW

-66 AVE NW

-67 AVE NW

-68 AVE NW

-69 AVE NW

-70 AVE NW

-71 AVE NW

-72 AVE NW

-73 AVE NW

-74 AVE NW

-75 AVE NW

-76 AVE NW

-77 AVE NW

-78 AVE NW

-79 AVE NW

-80 AVE NW

-81 AVE NW

-82 AVE NW

-83 AVE NW

-84 AVE NW

-85 AVE NW

-86 AVE NW

-87 AVE NW

-88 AVE NW

-89 AVE NW

-90 AVE NW

-91 AVE NW

-92 AVE NW

-93 AVE NW

-94 AVE NW

-95 AVE NW

-96 AVE NW

-97 AVE NW

-98 AVE NW

-99 AVE NW

-100 AVE NW

-101 AVE NW

-102 AVE NW

-103 AVE NW

-104 AVE NW

-105 AVE NW

-106 AVE NW

-107 AVE NW

-108 AVE NW

-109 AVE NW

-110 AVE NW

-111 AVE NW

-112 AVE NW

-113 AVE NW

-114 AVE NW

-115 AVE NW

-116 AVE NW

-117 AVE NW

-118 AVE NW

-119 AVE NW

-120 AVE NW

-121 AVE NW

-122 AVE NW

-123 AVE NW

-124 AVE NW

-125 AVE NW

-126 AVE NW

-127 AVE NW

-128 AVE NW

-129 AVE NW

-130 AVE NW

-131 AVE NW

-132 AVE NW

-133 AVE NW

-134 AVE NW

-135 AVE NW

-136 AVE NW

-137 AVE NW

-138 AVE NW

-139 AVE NW

-140 AVE NW

-141 AVE NW

-142 AVE NW

-143 AVE NW

-144 AVE NW

-145 AVE NW

-146 AVE NW

-147 AVE NW

-148 AVE NW

-149 AVE NW

-150 AVE NW

-151 AVE NW

-152 AVE NW

-153 AVE NW

-154 AVE NW

-155 AVE NW

-156 AVE NW

-157 AVE NW

-158 AVE NW

-159 AVE NW

-160 AVE NW

-161 AVE NW

-162 AVE NW

-163 AVE NW

-164 AVE NW

-165 AVE NW

-166 AVE NW

-167 AVE NW

-168 AVE NW

-169 AVE NW

-170 AVE NW

-171 AVE NW

-172 AVE NW

-173 AVE NW

-174 AVE NW

-175 AVE NW

-176 AVE NW

-177 AVE NW

-178 AVE NW

-179 AVE NW

-180 AVE NW

-181 AVE NW

-182 AVE NW

-183 AVE NW

-184 AVE NW

-185 AVE NW

-186 AVE NW

-187 AVE NW

-188 AVE NW

-189 AVE NW

-190 AVE NW

-191 AVE NW

-192 AVE NW

-193 AVE NW

-194 AVE NW

-195 AVE NW

-196 AVE NW

-197 AVE NW

-198 AVE NW

-199 AVE NW

-200 AVE NW

-201 AVE NW

-202 AVE NW

-203 AVE NW

-204 AVE NW

-205 AVE NW

-206 AVE NW

-207 AVE NW

-208 AVE NW

-209 AVE NW

-210 AVE NW

-211 AVE NW

-212 AVE NW

-213 AVE NW

-214 AVE NW

-215 AVE NW

-216 AVE NW

-217 AVE NW

-218 AVE NW

-219 AVE NW

-220 AVE NW

-221 AVE NW

-222 AVE NW

-223 AVE NW

-224 AVE NW

-225 AVE NW

-226 AVE NW

-227 AVE NW

-228 AVE NW

-229 AVE NW

-230 AVE NW

-231 AVE NW

-232 AVE NW

-233 AVE NW

-234 AVE NW

-235 AVE NW

-236 AVE NW

-237 AVE NW

-238 AVE NW

-239 AVE NW

-240 AVE NW

-241 AVE NW

-242 AVE NW

-243 AVE NW

-244 AVE NW

-245 AVE NW

-246 AVE NW

-247 AVE NW

-248 AVE NW

-249 AVE NW

-250 AVE NW

-251 AVE NW

-252 AVE NW

-253 AVE NW

-254 AVE NW

-255 AVE NW

-256 AVE NW

-257 AVE NW

-258 AVE NW

-259 AVE NW

-260 AVE NW

-261 AVE NW

-262 AVE NW

-263 AVE NW

-264 AVE NW

-265 AVE NW

-266 AVE NW

-267 AVE NW

-268 AVE NW

-269 AVE NW

-270 AVE NW

-271 AVE NW

-272 AVE NW

-273 AVE NW

Rochester
Athletic Club

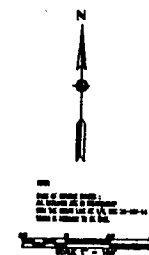
15TH STREET
HUMAN SETBACK ENFORCEMENT
APPROVED WITH PREVIOUS GDP

AREA TO RE-ZONE M-1
INTENSITY, DENSITY AND USES TO BE
CONSTANT WITH THOSE ALLOWABLE
IN THE ZONING ORDINANCE

WETLAND

AREA TO RE-ZONE M-1
INTENSITY, DENSITY AND USES TO BE
CONSTANT WITH THOSE ALLOWABLE
IN THE ZONING ORDINANCE

BOUNDARY OF GDP



SEE ALSO TOWNSHIP
AND COUNTY MAPS FOR
BOTH OF THIS AREA

RECEIVED
MAR 25 1972

NO.	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

McChie
Surveying Engineers



Betts
Land Surveyors

DATE: 1972
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN

GENERAL DEVELOPMENT PLAN
ATHLETIC CLUB SUBDIVISION

ROCHESTER

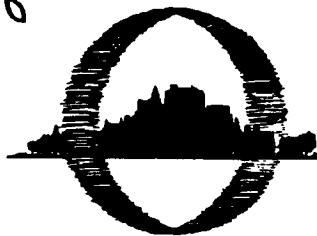
MINNESOTA

117

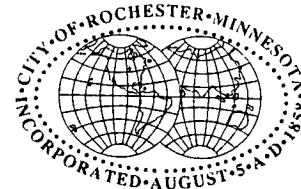
118

ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744



COUNTY OF
Olmsted



TO: City Planning and Zoning Commission

FROM: Brent Svenby, Planner

DATE: April 17, 2003

RE: Amendment to General Development Plan #113 known as Rochester Athletic Club.

Planning Department Review:

Applicant/Owner:

Jack Remick
3100 19th Street NW
Rochester, MN 55901

Designers:

McGhie & Betts
1648 3rd Ave. SE
Rochester, MN 55904

Size and Location:

The amendment area includes approximately 27.63 acres of the total site of the Rochester Athletic Club GDP. The site is located just south of 19th Street NW, west of the DM&E Railroad tracks.

Existing Land Use:

The property is currently vacant.

Proposed Use:

The proposed GDP amendment encompasses approximately 27.63 acres of land. The GDP identifies that uses permitted in the M-1 zoning district will be allowed on the property.

Land Use Plan:

This property is identified for "Medium Density Residential" uses on the Rochester Urban Service Area Land Use Plan Map. The applicant has filed a petition to change the land use designation from "Medium Density Residential" to "Industrial" on this site. In the 1999 the applicant amended the Land Use Plan Map to amend the designation from "Industrial" to "Medium Density Residential" to facilitate a medium density residential development. The proposed development never occurred.

Zoning:

The property is zoned R-3 (Medium Density Residential) district on the City of Rochester Zoning Map. The applicant has filed a petition to amend the zoning district from R-3 district to the M-1 (Mixed Commercial-Industrial) district on this site.

Roadways:

No new public roadways are shown on the GDP.

BUILDING CODE 507/285-8213 • GIS/ADDRESSING/MAPPING 507/285-8232 • HOUSING/HRA 507/285-8224

PLANNING/ZONING 507/285-8232 • WELL/SEPTIC 507/285-8345

FAX 507/287-2275



AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

119

Since there is no public roadways identified it is assumed that the development will be served by private roadways. If in the future a public roadway is proposed on the property the GDP will need to be amended. Any public roadway will need to extend completely through the property from 19th Street NW to Industrial Drive NW/Opportunity Drive NW.

Projected traffic for the site ranges from 1500 ADT (if it is a pure industrial park with no business/retail/office) to 3500 ADT if it ends up more of a Business Park with a mix of industrial and other uses. Current traffic on 19th St. NW is estimated at about 5500 ADT and the projected 20 year traffic is 13500 ADT.

Drainage:

The property generally drains to the drainage channel located in the central portion of the site. This channel flows to a detention pond located to the west of the site.

Detailed grading and drainage plans will be required when the property is developed/re-platted.

Wetlands:

Minnesota Statutes now require that all developments be reviewed for the presence of wetlands or hydric soils. The National Wetland Indicator Map was reviewed for this area and identifies the possible presence of wetlands throughout the property. A wetland delineation and replacement plan was completed for the property in 1992. The replacement plan and the site will need to be reviewed to determine if any of the claimed excess replacement area was completed as originally proposed in the replacement plan. Prior to approval of any re-plats or grading activities within this area, the replacement plan will need to be verified.

Public Utilities:

An 8" sanitary sewer line is located in Industrial Drive to serve this property. An 8" stub from the 12" watermain in 19th Street NW and an 8" watermain located in Industrial Drive can be extended to serve this property.

The property is within the Main Level Water System Area and static water pressure within the area will range from 55 to 65 PSI. The applicant will need to coordinate with RPU Water Division to develop the necessary water system layout to serve the area.

RPU Electric will provide electric power to this property.

Referral Comments:

1. Rochester Public Works
2. RPU Operations Division
3. RPU Water Division
4. Planning Dept. – Wetlands
5. Planning Dept. - Addressing
6. Fire Dept.
7. MnDOT

Report Attachments:

1. Referral Comments (5 letters)
2. Location Map
3. Proposed General Development Plan Narrative
4. Reduced Copy of GDP Map

Staff Recommendation:

Paragraph 61.215 of the Rochester Zoning Ordinance and Land Development Manual lists the criteria for approval of a general development plan as follows:

- Criteria A. The proposed land uses are generally in accord with the adopted Comprehensive Plan and zoning map, or that the means for reconciling any differences have been addressed. A GDP may be processed simultaneously with a rezoning or plan amendment request.

A Land Use Plan amendment and Zoning District amendment are being considered concurrent with this GDP. If the amendments are approved, the land uses within the M-1 zoning district would be consistent with the land use designation for the property.

- Criteria B. The proposed development, including its lot sizes, density, access and circulation are compatible with the existing and/or permissible future use of adjacent property.

The proposed development of the property with industrial and commercial uses would be compatible with the existing and permissible future uses of the adjacent properties. Lot sizes and circulation will need to be reviewed in more detail at the time the property is re-platted and/or site development plans are submitted for review.

- Criteria C. The mix of housing is consistent with adopted Land Use and Housing Plans.

Not applicable to industrial/commercial development.

- Criteria D. The proposed plan makes provisions for planned capital improvements and streets reflected in the City of Rochester's current 6-Year Capital Improvement Program, adopted Thoroughfare Plan, the ROCOG Long-Range Transportation Plan, Official Maps, and any other public facilities plans adopted by the City. Street system improvements required to accommodate proposed land uses and projected background traffic are compatible with the existing uses and uses shown in the adopted Land Use Plan for the subject and adjacent properties.

No roadway improvements are scheduled in the City's current 6-year Capital Improvement Program along this portion of 19th Street NW.

121

Access to the property is from 19th Street NE which is designated an arterial roadway on the ROCOG Thoroughfare Plan. Access is also provided from Industrial Drive NW. Both of these access points will be considered to be served by with private roadways since no public roadways are identified on the GDP. The northbound approach on the interior roadway to 19th St. NW should be designed with two approach lanes to provide a lane for right turn traffic and a lane for left turn traffic. There also should be an eastbound right turn lane on 19th street NW at the access point to 19th St. NW.

Depending on the type of development that occurs on the property and the future development that occurs on the property to the north, additional right-of-way maybe needed to accommodate turn lanes. The access location shown to 19th Street NW needs to align with the existing driveway on the north side of 19th Street NW.

Criteria E. On and off-site public facilities are adequate, or will be adequate if the development is phased in, to serve the properties under consideration and will provide access to adjoining land in a manner that will allow development of those adjoining lands in accord with this ordinance.

1. Street system adequacy shall be based on the street system's ability to safely accommodate trips from existing and planned land uses on the existing and proposed street system without creating safety hazards, generating auto stacking that blocks driveways or intersections, or disrupting traffic flow on any street, as identified in the traffic impact report, if required by Section 61.523(C). Capacity from improvements in the first 3 years of the 6-year CIP shall be included in the assessment of adequacy.

Access to the property is from 19th Street NE which is designated an arterial roadway on the ROCOG Thoroughfare Plan. Access is also provided from Industrial Drive NW. Both of these access points will be considered to be served by with private roadways since no public roadways are identified on the GDP. The northbound approach on the interior roadway to 19th St. NW should be designed with two approach lanes to provide a lane for right turn traffic and a lane for left turn traffic. There also should be an eastbound right turn lane on 19th street NW at the access point to 19th St. NW.

Depending on the type of development that occurs on the property and the future development that occurs on the property to the north, additional right-of-way maybe needed to accommodate turn lanes. The access location shown to 19th Street NW needs to align with the existing driveway on the north side of 19th Street NW.

2. Utilities are now available to directly serve the area of the proposed land use, or that the City of Rochester is planning for the extension of utilities to serve the area of the proposed development and such utilities are in the first three years of the City's current 6-Year Capital Improvements Program, or that other arrangements (contractual, development agreement, performance bond, etc.) have been made to ensure that adequate utilities will be available concurrently with development. If needed utilities will not be available concurrent with the proposed development, the applicant for the development approval shall stipulate to a condition that no development will

occur and no further development permit will be issued until concurrency has been evidenced.

Sanitary sewer and water mains can be extended to serve the property. An 8" gravity flow public sanitary sewer is available in Industrial Drive NW to serve the southerly half of the development. The northerly half of the property can be served by extending the existing sanitary sewer main located at the west property line of the Rochester Athletic Club to the site. The property is within the Main Level Water System Area and static water pressure within the area will range from 55 to 65 PSI. The applicant will need to coordinate with RPU Water Division to develop the necessary water system layout to serve the area.

3. The adequacy of other public facilities shall be based on the level of service standards in Section 64.130 and the proposed phasing plan for development.

The Owner proposes to provide stormwater management for the Property by utilizing existing stormwater management facilities and new stormwater management facilities proposed to be constructed and maintained by the Owner on adjacent land owned by the Owner. Erosion and sediment control that may result from the development of Lot 1, Block 2 will be managed with a temporary on-site sediment pond and associated erosion control strategies. The Owner proposes to manage post development runoff from Lot 1 Block 2 by directing all of the surface flow to a planned bioswale drainage way and private two-cell stormwater management pond to be built by July 1, 2005 on the Owner's adjacent land. Owner agrees to leave the temporary on-site sediment control pond in place until the permanent off-site private facilities are constructed. Owner agrees to pay a Storm Water Management fee only if the private off-site facilities are not constructed by July 1, 2005. Existing and proposed stormwater management facilities owned and maintained by Owner may need to be modified in the future to handle any increase in stormwater runoff attributable to the actual impervious area of the development parcels. Owner agrees to formalize these requirements by execution of a Development Agreement for the entire Property.

The Owner is obligated to provide pedestrian facilities along both frontages of the Property abutting Industrial Dr NW / Opportunity Rd NW. The Owner may request through the Development Agreement to execute a Pedestrian Facilities Agreement to address its obligations, in lieu of constructing the required facilities concurrent with development of the Property.

- Criteria F. The drainage, erosion, and construction in the area can be handled through normal engineering and construction practices, or that, at the time of land subdivision, a more detailed investigation of these matters will be provided to solve unusual problems that have been identified.

The Owner proposes to provide stormwater management for the Property by utilizing existing stormwater management facilities and new stormwater

123

management facilities proposed to be constructed and maintained by the Owner on adjacent land owned by the Owner. Erosion and sediment control that may result from the development of Lot 1, Block 2 will be managed with a temporary on-site sediment pond and associated erosion control strategies. The Owner proposes to manage post development runoff from Lot 1 Block 2 by directing all of the surface flow to a planned bioswale drainage way and private two-cell stormwater management pond to be built by July 1, 2005 on the Owner's adjacent land. Owner agrees to leave the temporary on-site sediment control pond in place until the permanent off-site private facilities are constructed. Owner agrees to pay a Storm Water Management fee only if the private off-site facilities are not constructed by July 1, 2005. Existing and proposed stormwater management facilities owned and maintained by Owner may need to be modified in the future to handle any increase in stormwater runoff attributable to the actual impervious area of the development parcels. Owner agrees to formalize these requirements by execution of a Development Agreement for the entire Property.

The applicant intends to use the existing drainage ways and the detention pond located to the west to collect the on-site drainage. The applicant will need to work with the LGU and City Public Works Department regarding the stormwater management for the property.

- Criteria G. The lot, block, and street layout for all development and the lot density for residential development are consistent with the subdivision design standards contained in Section 64.100 and compatible with existing and planned development of adjacent parcels.

The lot, block and street layout appear to be consistent with the provisions of 64.100. Further review of the lot, block and street layout and the performance standards of the Zoning Ordinance and Land Development Manual will occur at the time the property is re-platted and a site development plans are submitted for approval.

Summary & Recommendation:

The applicant has filed petitions to amend the Rochester Urban Service Area Land Use Plan to designate the property for "industrial" uses and to rezone it to the M-1 zoning district. If the CPZC and Council approve the Land Use Plan Amendment and rezoning, staff would recommend approval of the GDP with the following conditions or modifications:

- 1. Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements, controlled access, pedestrian facilities, extension of utilities, and contributions for public infrastructure. Ownership & Maintenance of the wetlands shall be addressed in the Development Agreement.**
- 2. The Owner proposes to provide stormwater management for the Property by utilizing existing stormwater management facilities and new stormwater management facilities proposed to be constructed and maintained by the Owner on adjacent land owned by the Owner. Erosion and sediment control that may result from the development of Lot 1, Block 2 will be managed with a temporary on-site sediment pond and associated erosion control strategies. The Owner proposes to manage post development runoff from Lot 1 Block 2 by directing all of the surface flow to a planned bioswale drainage**

way and private two-cell stormwater management pond to be built by July 1, 2005 on the Owner's adjacent land. Owner agrees to leave the temporary on-site sediment control pond in place until the permanent off-site private facilities are constructed. Owner agrees to pay a Storm Water Management fee only if the private off-site facilities are not constructed by July 1, 2005. Existing and proposed stormwater management facilities owned and maintained by Owner may need to be modified in the future to handle any increase in stormwater runoff attributable to the actual impervious area of the development parcels. Owner agrees to formalize these requirements by execution of a Development Agreement for the entire Property.

- 3. Access control shall be dedicated along the entire length of 19th Street NW when the property is re-platted except where the approved access location is shown. The northbound approach on the interior roadway to 19th St. NW should be designed with two approach lanes to provide a lane for right turn traffic and a lane for left turn traffic. There also should be an eastbound right turn lane on 19th street NW at the access point to 19th St. NW.*
- 4. At the time of re-platting the applicant shall coordinate with the City Public Works Department to determine if additional right-of-way needs to be dedicated for 19th Street NW to accommodate turn lanes.*
- 5. The Owner is obligated to provide pedestrian facilities along both frontages of the Property abutting Industrial Dr NW/Opportunity Rd NW. The Owner may request through the Development Agreement to execute a Pedestrian Facilities Agreement to address its obligations, in lieu of constructing the required facilities concurrent with development of the Property.*
- 6. At the time of re-platting of the property or development of this site, the replacement plan approved in 1992 for this property shall be reviewed and resubmitted for approval.*

ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

125
DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 4/11/03

The Department of Public Works has reviewed the application for an **AMENDMENT** to General Development Plan #113, for the Athletic Club Subdivision property. The following are Public Works comments on this request:

1. Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements, controlled access, pedestrian facilities, extension of utilities, and contributions for public infrastructure.
2. An Interim Grading Plan has been approved for this Property. Individual Lot development will require Grading Plan approval, and approval of a Site Development Plan.
3. On-site stormwater detention facilities are required for the entire Property, to address at a minimum stormwater quality. A Storm Water Management fee will apply to any areas of this property that are not served by privately constructed on-site stormwater detention facilities that regulate post development run-off from this site to pre-development rates, in addition to addressing the water quality component of Storm Water Management. Execution of an Ownership & Maintenance Declaration will be required for any privately constructed storm water facilities that serve less than 50 developable acres.
4. Dedication of Controlled Access will be required along the entire frontage of 19th St NW, with the exception of a single access as approved on the existing GDP.
5. In addition to the existing pedestrian facilities along the frontage of 19th St NW, the Owner is obligated to provide pedestrian facilities along both frontages of the Property abutting Industrial Dr NW / Opportunity Rd NW. The Owner may request through the Development Agreement to execute a Pedestrian Facilities Agreement to address its obligations, in lieu of constructing the required facilities concurrent with development of the Property.
6. Ownership & Maintenance of the wetlands shall be addressed in the Development Agreement.
7. A City-Owner Contract has been prepared for the construction of Athletic Dr NW & utilities, connecting to Opportunity Rd NW. Execution of the Contract is required prior to construction of public infrastructure.

124

ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

8. The GDP Plan show a 50 foot ROW running parallel with the southeast line of the Property. In discussions with the Owner's consulting Engineer, Public Works has been informed that this 50 foot ROW was proposed on an old plan, and should have been removed prior to this submittal.
9. The application documents suggest that the Property is divided by the existing wetlands. The land south of the wetlands shall be accessed by private streets or driveways from Industrial Dr NW / Opportunity Rd NW, while land north of the wetlands shall be accessed by a private road / driveway off of 19th St NW. The City opposes the construction of public street cul-de-sacs to serve this Property. Any public street must be extended completely through the Property from 19th St NW to Industrial Dr NW / Opportunity Rd NW.

Charges/fees applicable to the development of this property will be addressed in the Development Agreement

127

WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: The GDP #113, RAC

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☒ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☒ Other or Explanation:

A wetland delineation was completed in 1992 and therefore will have to be reviewed and resubmitted to this office for approval. The applicant planned to avoid impacts to the easterly tributary according to the application #92-2.

128



The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: April 8, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher, Fire Protection Specialist

SUBJ: Amendment to GDP 113 known as Rochester Athletic Club by Jack Remick. The applicant is proposing to amend to approved GDP which identifies the property being developed with residential used to being developed with commercial and industrial uses.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.

c: Donn Richardson, RPU, Water Division
Jack Remick – 3100 NW 19 Street – Rochester, MN 55901
McGhie & Betts, Inc – 1648 Third Ave SE – Rochester, MN 55904



129

April 11, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Amendment to General Development Plan #113 by Jack Remick known as Rochester Athletic Club.

Dear Ms. Garness:

Our review of the referenced general development plan is complete and our comments follow:

1. This property is within the Main Level Water System Area.
2. Static water pressures within this area will range from 55 to 65 PSI.
3. We will work with the applicant's engineering firm to develop the necessary water system layout to serve this area.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention
Gale Mount, Building & Safety
McGhie & Betts, Inc.
Jack Remick

130

Amended General Development Plan March 2003

1.0 Introduction

The GDP for the Athletic Club facility was approved by the city of Rochester on October 5, 1992. The approved GDP indicated the future use for this site as commercial/industrial or medium density residential.

Although there was no specific plan for development on this portion of the GDP, wetlands were identified and delineated and the area was platted as large lots; and access to the surrounding road system was identified.

The private access roadway from Industrial Drive NW to the Athletic Club was constructed to provide a secondary access to the facility until West Circle Drive was completed and 19th Street NW was reconstructed. This private access was closed several years later due to excessive cut-thru traffic.

The site was zoned to M-1 (Mixed Commercial-Industrial) and final platted in 1992.

In 1999, the site was rezoned from M-1 to R-3, with a Land Use Amendment from Industrial to Medium Density Residential and a GDP was submitted and approved.

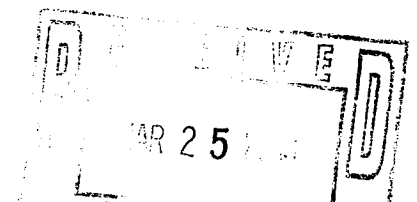
We are now proposing to rezone from R-3 back to the original mixed commercial-industrial uses with a combined submittal of Rezone R-3 to M-1, Land-Use Amendment from Medium Density to Industrial and an Amended General Development Plan.

CRITERIA FOR APPROVAL OF GDP- SECTION 61.215

In approving a General Development Plan, the Commission and Council will review the plan for compliance with the criteria for approval listed in Section 61.215 which became effective May 15, 1999. The seven (7) criteria are listed below and are followed by our responses as to compliance:

Criteria A:

1) The proposed land uses are generally in accord with the adopted Comprehensive Plan and Zoning Map, or that the means for reconciling any differences have been addressed. A GDP may be processed simultaneously with a rezoning or plan amendment request.



The proposed uses of mixed commercial-industrial will be consistent with the Zoning Map and Comprehensive Plan with the approval of the M-1 zone change and the Land Use Plan amendment.

- 2) The proposed development, including its lot sizes, density, access and circulation are compatible with the existing and/or permissible future use of adjacent property.

The property to the north is designated as "industrial" on the Rochester Urban Service Area Land Use Plan Map. To the south, is the existing M-2 Schuster Industrial Park, the property. To the east, is zoned R-3 including a spur of the DM&E railroad, to the west is the Rochester Athletic Club zoned M-1 designated for "industrial" uses. The proposed mixed commercial-industrial will be compatible with the adjacent industrial and medium-density lots.

- 3) The mix of housing is consistent with adopted Land Use and Housing Plans.

The proposed use of mixed commercial-industrial uses will not contain any housing.

- 4) The proposed plan makes provisions for planned capital improvements and streets reflected in the City of Rochester's current 6-year Capital Improvement Program, adopted Thoroughfare Plan, the ROCOG Long-Range Transportation Plan, Official Maps, and any other public facilities plans adopted by the City. Street system improvements required to accommodate proposed land uses and projected background traffic are compatible with the existing uses and uses shown in the adopted Land Use Plan for the subject and adjacent properties.

No planned capital improvements are proposed on surrounding streets or utilities and none are required for this development.

- 5) On and off-site public facilities are adequate, or will be adequate if the development is phased in, to serve the properties under consideration and will provide access to adjoining land in a manner that will allow development of those adjoining lands in accord with this ordinance.

- a) *The proposed public facilities are adequate to serve the property under consideration. Access for the property north of the wetland replacement boundary will come from 19th Street N.W. at an approved access point approximately 400' feet from the spur of the DM&E Railroad shown on the GDP. Access for the property south of the wetland replacement boundary will come from Industrial Drive N.W.*

- b) *An (8") gravity flow public sanitary sewer is available in Industrial Drive NW. This sewer will be able to serve the southern half of the GDP area. The northern half of the property will be served by extending the existing sanitary*

132

sewer main located at the west property line of the Rochester Athletic Club to the site.

c) The existing water supply facilities in the area include an 8" stub from the 12" main in 19th Street NW. An 8" watermain is located at the north end of Industrial Drive NW. These mains will be extended through the project and interconnected upon completion of the development.

6) The drainage, erosion, and construction in the area can be handled through normal engineering and construction practices, or that at the time of land subdivision, a more detailed investigation of these matters will be provided to solve unusual problems that have been identified.

This site is characterized by flat to mildly rolling terrain, with slopes not exceeding 11% and is outside of the 100-year floodplain boundaries of Cascade Creek. There are no unusual problems with erosion, drainage, or construction associated with this project. The site/grading/utility plan will specifically identify the necessary improvements. The construction plans will detail the temporary erosion control measures that will be taken to prevent erosion during construction.

The existing drainageways and detention pond located just west of this GDP will be utilized to collect the on-site drainage. Storm sewer pipe and collection system will be constructed on-site to direct drains to the drainageways and ponds. An additional area will be reserved for future detention if it becomes necessary to provide more on-site detention. A sedimentation basin will also be constructed on-site for the new construction.

7) The lot, block, and street layout for all development and the lot density for residential development are consistent with the subdivision design standards contained in Section 64.100 and compatible with existing and planned development of adjacent parcels.

This site will be platted and the lot, block and street pattern will be consistent with the subdivision design principals of Article 64.100 of the Code.